

## **CITY PLANNING COMMISSION MINUTES**

**April 1, 2004**

The regular meeting of the City Planning Commission convened Thursday, April 1 at 1:41 pm in the City Council Chambers, 333 W. Ocean Boulevard.

**PRESENT: COMMISSIONERS:** Charles Greenberg, Lynn Moyer, Morton Stuhlbarg, Charles Winn

**ABSENT: COMMISSIONERS:** Matthew Jenkins, Nick Sramek

**CHAIRMAN:** Charles Greenberg

**STAFF MEMBERS PRESENT:** Fady Mattar, Acting Director  
Greg Carpenter, Zoning Officer  
Angela Reynolds, Advance Planning Officer  
Carolyn Bihn, Planner V  
Craig Chalfant, Planner III  
Heidi Eidson, Minutes Clerk

**OTHERS PRESENT:** Mike Mais, Assistant City Attorney

### **PLEDGE OF ALLEGIANCE**

Greg Carpenter led the pledge of allegiance.

### **SWEARING OF WITNESSES**

### **CONSENT CALENDAR**

Item 1 was approved as presented by staff on a motion by Commissioner Winn, seconded by Commissioner Stuhlbarg and passed 4-0. Commissioners Jenkins and Sramek were absent.

#### **1. Case 0401-18, Tentative Parcel Map, CE 04-12**

Applicant: Thomas T. Yuge, Cetech Engineering  
Subject Site: 6900 Atlantic Avenue  
Description: Request for approval of Tentative Parcel Map No. 60525 for the purpose of subdividing an R-1-N property into three lots.

Approved Tentative Parcel Map, subject to conditions.

### **REGULAR AGENDA**

#### **2. Case No. 0303-02, Modification to an approved Site Plan Review, ND 22-03**

Applicant: Tom Garlock, Intracorp  
Subject Site: 25 S. Chestnut  
Description: Modification to a previously approved permit (Site Plan Review, Tentative Map and Local Coastal Development Permit) for construction of two high-rise condominium towers

totaling 246 units and a four level semi-subterranean parking garage totaling 763 spaces.

Craig Chalfant presented the staff report recommending approval of the modification for a previously approved permit for two high-rise condominium towers. The modification involved reversing the allocation of units in each tower.

In response to a query from Commissioner Winn, applicant Peter Launter, representing Intracorp, remarked that the core of the building above 240' gets larger according to the tower's seismic design.

Margo Kennedy, 360 W. Ocean Boulevard, asked when the construction of the project would begin. The applicant responded that construction was scheduled to start September of 2004.

Commissioner Winn made a motion to approve the modification of the Site Plan Review, Tentative Map and Local Coastal Development Permit application. Commissioner Stuhlbarg seconded the motion which passed 4-0. Commissioners Jenkins and Sramek were absent.

#### **MATTERS FROM THE AUDIENCE**

There were no matters from the audience.

#### **MATTERS FROM THE DEPARTMENT OF PLANNING AND BUILDING**

Fady Mattar reported that the City Council recently approved the amendment to the General Plan Open Space Recreational Element, the Java Lanes condominium project, four historic landmarks and the second reading of the self-storage ordinance.

Angela Reynolds reported that 3 appeals were received with regards to the approval of the Oil Operators Environmental Impact Report. Access, safety and the storage of hazardous materials were cited as reasons for the appeals.

Greg Carpenter reported that the project at Bluff Place had been appealed and would go to City Council for resolution.

Mr. Carpenter also introduced Vickie Becker, a new Planner within the department.

#### **MATTERS FROM THE PLANNING COMMISSION**

There were no matters from the Planning Commission.

#### **ADJOURN**

The meeting adjourned at 2:04 pm.

Respectfully submitted,

Heidi Eidson  
Minutes Clerk